Mysore

19 52 to 1956 Select **File No.** HBA 1655/2966

RHTBC **DEPARTMENT** 906 Revn (1) dt 25/2/57

F **BRANCH**

Subject:— Orders regarding allotment, management, rents etc. of tenements built by the B. H. Board

P 1 to E

593.

Kannada

Submitted for perusal in the first instance

Rao 5/3/57

Sri K.R.

It is submitted that this will be filed and kept for reference in the Branch as no action is called for

29/4/57

Asst. L.S.G. Section

5/4/57

File No. Swc 15/57

Std. Sects. Slip 24-A

NOTIFICATION

Public Works Department,
Bombay Castle, 18th December 1952.

Bombay Housing Board Act, 1948.

No.HBA.1652: In exercise of the powers conferred by clause (6-A) of Section 2 of the Bombay Housing Board Act, 1948 (Bom.LXIX of 1948), the Government of Bombay is pleased to authorise the person specified in column 1 of the Schedule hereto annexed to perform the functions of the competent authority under Chapter V-A of the said Act for the area specified against him in column 2 of the schedule.

The Schedule

Name of the person	Area
1. The Housing Commissioner, Bombay.	Limits of Greater Bombay and Thana Distt.
2. The Collector of Ahmedabad.	Limits of Ahmedabad Municipal Corporation and of Ahmedabad City Taluka.

By order and in the name of the Governor of Bombay,

Sd/-
(N.K. DRAVID,)
SECRETARY TO GOVERNMENT.

Arrears of rent from Government Servants residing in the Colonies of the Bombay Housing Board: recovery of -.

Government of Bombay.
Public Works Department.
Circular No. RHA 1252.
Bombay Castle (Bombay No.1),
28th December 1953.

CIRCULAR.

It has been brought to the notice of Government that recovery of rent and other charges due from Government Servants occupying the Bombay Housing Board's tenements is not made by the Departments and offices concerned in time and as a result, there are considerable arrears due to the Board from Government servants. All Departments of the Secretariat and the Heads of Offices in Bombay are, therefore, requested that prompt action to effect the necessary recoveries of rent and other charges due to the Bombay Housing Board from member or members of their staff and officers occupying Bombay Housing Board tenements when intimation regarding the dues is made to them by the Estate Manager, Bombay Housing Board. In cases of Government Servants who are on leave without pay, a proportionate additional amount should be recovered from the salary of the persons concerned when he resumes duty.

By order and in the name of the Governor of Bombay,

(S. A. Joshi)
Assistant Secretary to Government,

To..

To

The Secretary, Bombay Housing Board.
The Accountant General, Bombay.
All Departments of Secretariat.
All Heads of Departments and offices
(in Bombay) under the several
Departments of Secretariat

VSP
28/12/53

OLD RENT FORMULA.

Type of Tenements.	Life in Years.	Interest.	Depreciation on building excluding land.	Repairs and Maintenance.	Management.	Taxes.
	2.	3.	4.	5.	6.	7.
Superior.	80.	3%	0.3%	1.5%	0.5%	25%
	40.	3%	1.3%	2.5%	0.5%	20% to 25%
	25.	3%	2.8%	3%	0.5%	20 to 25%

PRESENT RENT FORMULA.

1. Type of tenement.	2. Life(in years).	3. Interest on the capital cost plus establishment charges i.e.(i)cost of buildings and roads etc.plus 10% establishment charges (ii)cost of site plus 2% establishment charges and (iii)cost of installations plus 10% estt. charges.	4. Depreciation of building i.e. on the cost of buildings plus 10% establishment charges.	5. Depreciation on installations i.e. on the cost of installations plus 10% establishment.	6. Management on (i) the cost of building and roads plus 10% estt. charges and (ii) cost of installations plus 10% estt. charges (iii) cost of site plus 2% establishment charges.	7. T a x e s.	8. Repairs and maintenance on buildings on the cost of buildings and roads plus 10% establishment charges.	9. Repairs and maintenance on installations i.e. on the cost of installations plus 10% establishment charges.
Superior.	80.	3.1/8%	0.25%	4%	0.5%	Actual rates (on Gross annual rent 10%)	1.5%	1.5%
Middling.	40	3.1/8%	1.25%	4%	0.5%	Actual rates.	2.5%	2.5%
	50	3.1/8%	0.9%	4%	0.5%	-do-	2.5%	2.5%
Lower.	25.	3.1/8%	3%	4%	0.5%	-do-	3%	3%

Proposed Revised Rent formula

Type of tenement	Life (in years)	Interest on the capital cost plus establishment charges i.e. (i) cost of buildings and roads etc. plus 10% establishment charges (ii) cost of site plus 2% plus 10% establishment charges and (iii) cost of installations plus 10% establishment charges.	Depreciation on building, i.e. on the cost of building plus 10% establishment charges.	Depreciation on installations i.e. on the cost of installations plus 10% establishment charges.	Management on (i) the cost of building and roads plus 10% establishment charges and (ii) cost of installations plus 10% estt. charges (iii) cost of site plus 2% estt. charges.	Repairs and maintenance on buildings i.e. on the cost of buildings and roads plus 10% establishment.	Repairs and maintenance on installations i.e. on the cost of installations plus 10% establishment charges.	Loss due to vacancies and bad debts on total cost of buildings.	Taxes.
Superior	80	4¼%	0.40%	4%	0.5%	1.5%	2% on total of cols 3-8	4½%	Actual rates (On Gross -10%)
Middling	40	4¼%	1.48%	4%	0.5%	2.5%	-do-	4½%	Actual rates (on Gross - 10%)
	50	4½%	1.03%	4%	0.5%	2.5%	-do-	4½%	Actual rates -do-
Lower	25	4¼%	2.93%	4%	0.5%	3%	-do-	4½%	Actual rates -do-

R.H. & B.C. Deptt.

'F' Br.

Minutes of the meeting held on 8th August 1955 in the Chamber of Minister (R). The following attended:

1. Shri G.D. Tapase, Minister for Rehabilitation.
2. Shri Shantilal H. Shah, Minister (Labour)
3. Shri Motichand Shah, Chairman, Bombay Housing Board.
4. Shri B.A. Bambavale, Secretary, Local Self Govt. & Public Health Department.
5. Shri J.R. Dhurandhar, Secretary, Legal Deptt.
6. Shri P.R. Nayak, Municipal Commissioner.
7. Shri L.G. Rajwade, Joint Secretary, Rehabilitation, Housing & Backward Classes Deptt.
8. Shri R.C. Rele, Deputy Secretary, Finance Deptt.
9. Shri K.A. Walvekar, Under Secy. Development Deptt.
10. Shri N.M. Jani, Asstt. Secretary, Rehabilitation Housing, & Backward Classes Deptt.

The Minister for Labour enquired what progress had been made on the question of transfer of service to the Corporation since the last meeting. The Housing Commissioner stated that an initial survey of the colonies showed that the Corporation will have to be paid Rs.1.65 lakhs for certain capital works so that the Corporation can take over roads etc. He also stated that even if the services are transferred, there will not be much reduction in the service charges. M (Labour) pointed out that there were two aspects to this question. At present the Housing Board was performing certain functions or rendering services which should normally be performed or rendered by the Municipal Corporation as the Municipal Corporation was recovering taxes in respect of such services. These services such as maintenance of public streets, lights, drainage

etc.....

etc. were not being performed by the Corporation. If these services are transferred to the Corporation there is bound to be some reduction in expenditure on account of sanitation, public lighting and maintenance and repairs of roads which should be transferred to the Corporation. It was therefore necessary to transfer these essential services to the Corporation which legitimately belonged to them. The M.C. pointed out that he was prepared to take over all these services provided they were brought up to the Municipal standards. As he pointed out during the last meeting he was prepared to have surface dressing of the roads instead of asphalting them. After some discussion it was agreed that the transfer of service in all colonies should start not later than 1st October 1955 and be completed before the end of the calendar year. There was some discussion regarding the standard to which the roads etc. should be brought and the liability of the Housing Board for bringing them up to the requirements of the Corporation. It was agreed that the Corporation will not insist on standards higher than those prevailing in the neighbouring areas. Only if the standard is lower than those prevailing in the neighbouring areas would the Corporation ask for certain capital costs. But even in those cases where development is not planned in the near future (say within a period of one or two years), the Corporation will not ask for capital costs. It was pointed out that representatives of the Corporation and the B.H.B. were due to discuss the problems of each colony at a meeting to be held on 17th August and that they would arrive at an agreement regarding the transfer of services and the capital costs to be paid by the B.H.B. The Chairman, B.H.B. promised to use his good offices in arriving at an agreement. The M.C. said that in case of difference between the Board and the Corporation, the view points of both the sides will be put before Government and

Govt....

No.HBA.1655/46984-F,
Rehabilitation, Housing and
Backward Classes Department,
Sachivalaya, Foreshore Road,
Bombay 1, 3rd December 1955.

From

Shri N.M. Jani, M.A.,
Assistant Secretary to the Government of Bombay,
Rehabilitation, Housing and Backward Classes Department

To

The Secretary,
Bombay Housing Board,
Bombay.

Subject :- Tenements constructed under the Subsidised Industrial Housing Scheme in (1) Southern and Central Circle (ii) Northern Circle of the Bombay State.
Allotment and Management of -

Sir,

With reference to your letter No.151(11) 1415-BHB-C dated 5th October 1955, on the above subject, I am directed to state that Government is pleased to approve the modification of Rule 14 of the Regulations under Section 67(a) and (b) of the Bombay Housing Board Act 1948 as follows:-

"Soon after the register is closed and in any case not later than a week from the last date of the receipt of applications, the Assistant Housing Commissioner (Estate Management) in the case of tenements in "Limit of Greater Bombay and Thana District and in "Group I", i.e. Southern and Central Circle of the Bombay State" and the Executive Engineer of the Housing Division concerned or the Estate Manager, Ahmedabad in case of tenements in "group II" i.e. Northern Circle of the State shall make arrangements for the drawal of lots from all applications received and registered before the specified date. The lots shall be drawn in the presence of the Allotment Committee consisting (i) in the case of tenements in "Limits of Greater Bombay and Thana District" of the Assistant Housing Commissioner (Estate Management) as Chairman, one officer from the Rehabilitation Housing and Backward Classes Department, one officer under the Commissioner of Labour and one officer from the Housing Board, (ii) in case of tenements in Southern and Central Circle of the Bombay State and (iii) Ahmedabad and Northern Circle of the Bombay State of the Assistant Housing Commissioner (Estate Management) and the Executive Engineer of the Housing Division concerned or the Estate Manager of the Circle respectively as Chairman, Personal Assistant to the Collector of the District and the Labour (Welfare)Officer of the area or a nominee of the Commissioner of Labour, Bombay."

2. In order to tide over the rigidity involved in the drawal of lots for the whole set of vacancies for industrial workers and to enable allotment of tenements to the industrial workers who are unsuccessful in the lots drawn, but who are more hard pressed on account of lack of accommodation and whose need for accommodation is more imminent and genuine than other lucky applicants who are successful in the lots drawn, it is proposed to fill in 5% of vacancies occuring, for allotting them to those who are unsuccessful in the lots but are hard-pressed and in genuine need of accommodation. These 5% of vacancies will be filled in by Government after consulting the allotment Committee. This reservation of 5% of vacancies shal be limited only to the tenements constructed outside Bombay.

The Board's views in the matter may be communicated to Government immediately.

3. The question of appointment of Collector of Poona as Competent Authority under Bombay Housing Board Act, 1948 is under consideration.

Yours faithfully,

(N.M. Jani.)
Assistant Secretary to the Government of Bombay,
Rehabilitation, Housing and Backward Classes Department.

Copy forwarded to:

The Revenue Department,

The Development Department,

The Commissioner of Labour,

The Collectors of Ahmedabad, Poona, Sholapur, East Khandesh, Surat, Thana, Kaira, Dharwar, Mehsana.

DEVELOPMENT DEPARTMENT (BACKWARD CLASSES, REHABILITATION AND HOUSING).

Secretariat, Bombay Castle, 11th April 1955.

BOMBAY HOUSING BOARD ACT, 1948.

No. HBS. 2654.—In exercise of the powers conferred by clause (6A) of section 2 of the Bombay Housing Board Act, 1948 (Bom. LXIX of 1948), the Government of Bombay hereby authorise the Collector of Sholapur to perform the functions of the competent authority under Chapter V-A of the said Act for the Sholapur City.

By order and in the name of the Governor of Bombay,

L. G. RAJWADE,
Joint Secretary to Government.

REHABILITATION, HOUSING AND BACKWARD CLASSES DEPARTMENT.

Sachivalaya, Bombay, 27th July 1955.

BOMBAY HOUSING BOARD ACT, 1948.

No. EST. 5054-H.—In exercise of the powers conferred by sub-section (6-A) of section 2 of the Bombay Housing Board Act, 1948 (Bom. LXIX of 1948), the Government of Bombay hereby amends Government Notification, Public Works Department, No. HBA. 1652, dated the 18th December 1952, as follows, namely :—

In the said notification in the schedule in entry (1) for the words "The Housing Commissioner, Bombay." the words "The Assistant Housing Commissioner (Estate Management), Bombay" shall be substituted.

By order and in the name of the Governor of Bombay,

L. G. RAJWADE,
Joint Secretary to Government.

Rehabilitation, Housing and
Backward Classes Department,
Sachivalaye, Foreshore Road,
Bombay 1, 27th December 1955.

Bombay Housing Board Act, 1948

No.HBA.1655: In exercise of the powers conferred by clause (6-A) of Section 2 of the Bombay Housing Board Act, 1948 (Bom. XLI of 1948), the Government of Bombay is pleased to authorise the person specified in column 1 of the Schedule hereto annexed to perform the functions of the Competent Authority under Chapter V-A of the said Act for the area specified against him in column 2 of the Schedule:

SCHEDULE

Name of the person	Area
(1) The Collector of Poona	Limits of Poona District

By order and in the name of the
Governor of Bombay,

S.S. Rajwade.
Joint Secretary to Government.

No.HBA 1655/2966-F,
Rehabilitation, Housing and
Backward Classes Department.
Sachivalaya, Foreshore Road,
Bombay, 23rd January 1956.

Shri N.M.JANI, M.A.,
Assistant Secretary to the Government of Bombay,
Rehabilitation, Housing and Backward Classes Department.

To

The Assistant Housing Commissioner
(Estate Management), Bombay.

Subject:- Tenements constructed under the Subsidised Industrial Housing Scheme in (1) Southern and Central Circle (ii) Northern Circle of the Bombay State.
Allotment and Management of -

Sir,

With reference to your letter No.173/400 AHC-F dated the 13th January 1956, I am directed to state that the words "District Labour Officer" should be read in place of the words "Labour (Welfare) officer of the area" in paragraph 1 of Government Letter, Rehabilitation, Housing and Backward Classes Department No. BA 1655/46984-F, dated the 3rd December 1955.

Yours faithfully,

(N.M.JANI),
Assistant Secretary to the Government of Bombay,
Rehabilitation, Housing and
Backward Classes Department.

Copy forwarded to :-

the Revenue Department,

the Development Department.

the Secretary, Bombay Housing Board, Bombay,
the Commissioner of Labour,
the Collectors of Ahmedabad, Poona, Sholapur, East Khandesh, Surat, Thana, Kaira, Dharwar and Mehsana.

with reference to Government letter, Rehabilitation, Housing and Backward Classes Department No.HBA 1655/46984-F, dated the 3rd December 1955.

No.HBS.1655/16887-F.
Rehabilitation, Housing and
Backward Classes Department,
Sachivalaya, Foreshore Road,
Bombay, 2nd April 1956.

From

Shri N.M.Jani, M.A.,
Assistant Secretary to the Government of Bombay,
Rehabilitation, Housing & Backward Classes Department.

To

The Housing Commissioner,
Bombay.

Subject:- Service charges.

Sir,

With reference to the correspondence resting with your letter No.12366-HC, dated the 28th November 1955 on the above subject, I am directed to state that Government considers that the minimum concession to which a tenant is entitled is to be charged convenience charges for the whole month if he came to reside during the first half of the month but only for a fortnight if he came during the second half of the month. I am to request that this procedure may be followed by the Bombay Housing Board henceforth. If any losses are caused thereby in actual working, the matter may be treated on par with rent and a case for subsidy be made out for Government's consideration.

Yours faithfully,

(N.M.JANI.)
Assistant Secretary to the Government of Bombay,
Rehabilitation, Housing and
Backward Classes Department.

Copy forwarded with compliments to the Secretary, Bombay Housing Board, Bombay, also for information and necessary action.

1.12/7